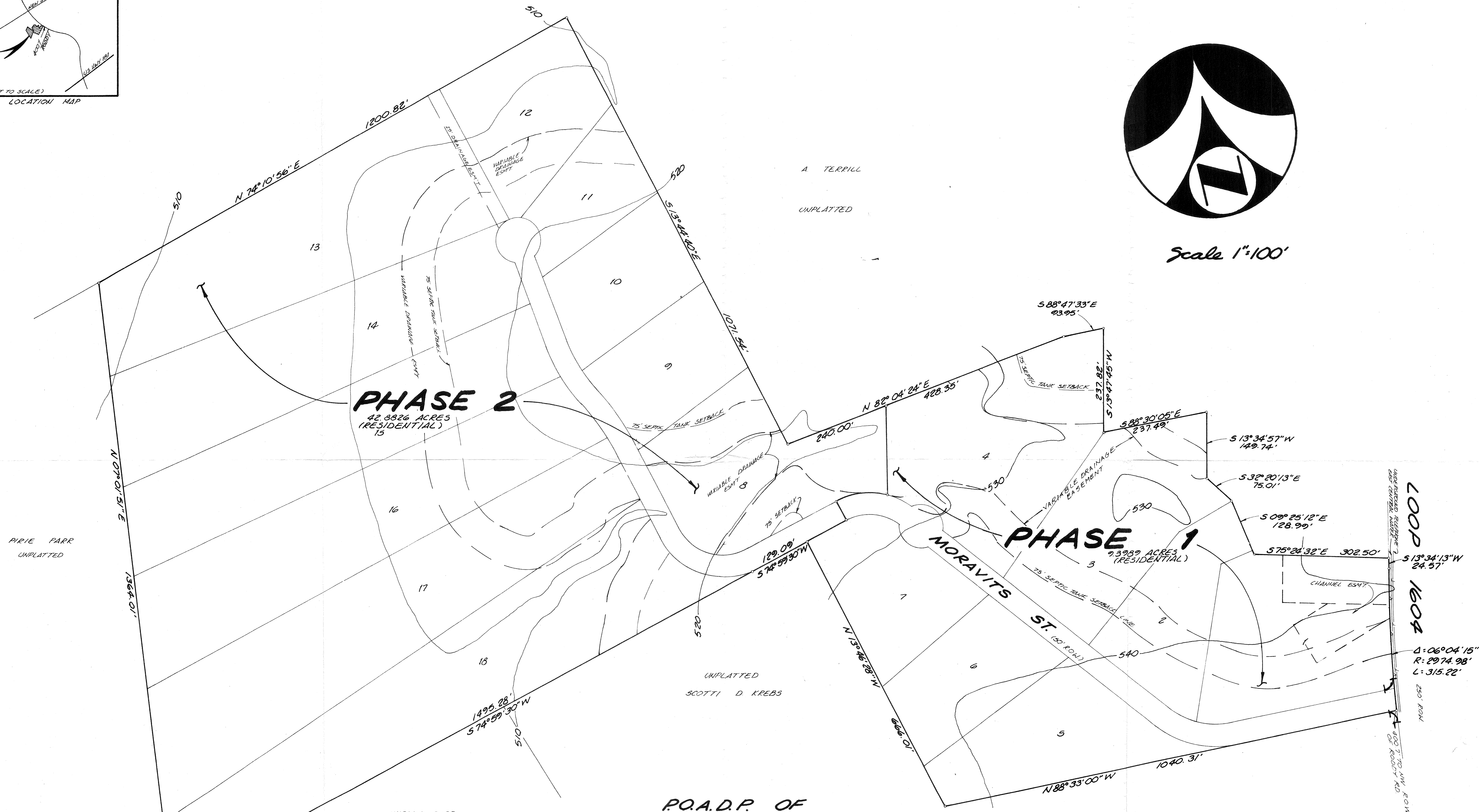


Scale 1"=100'



P.O.A.D.P. OF

T. & D. MORAVITS SUBDIVISION

CONSTRUCTION TIME TABLE

PHASE 1 - 60 DAYS AFTER RECORDATION DATE
PHASE 2 - 60 DAYS AFTER RECORDATION DATE
DEVELOPER: DENIS MORAVITS
P.O. BOX 10127
PH. 685-3451 SAN ANTONIO, TX. 78229

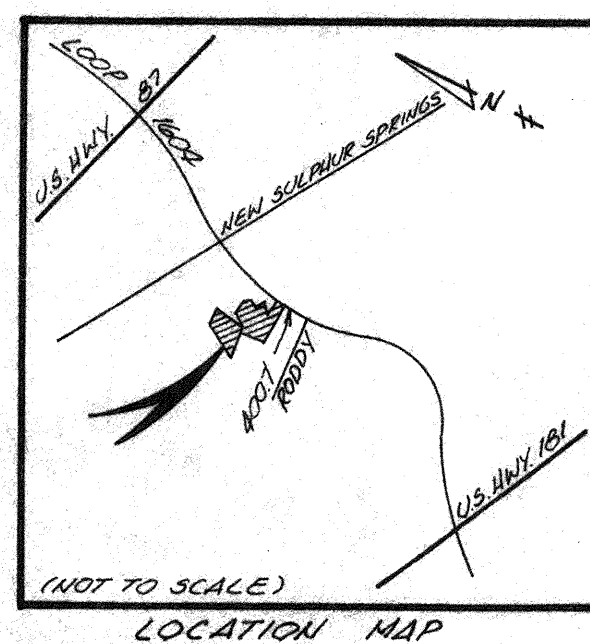
NOTE: SUBDIVISION TO BE SERVED WITH SEPTIC TANKS AND PRIVATE WATER WELLS.
NOTE: OUTSIDE CITY LIMITS



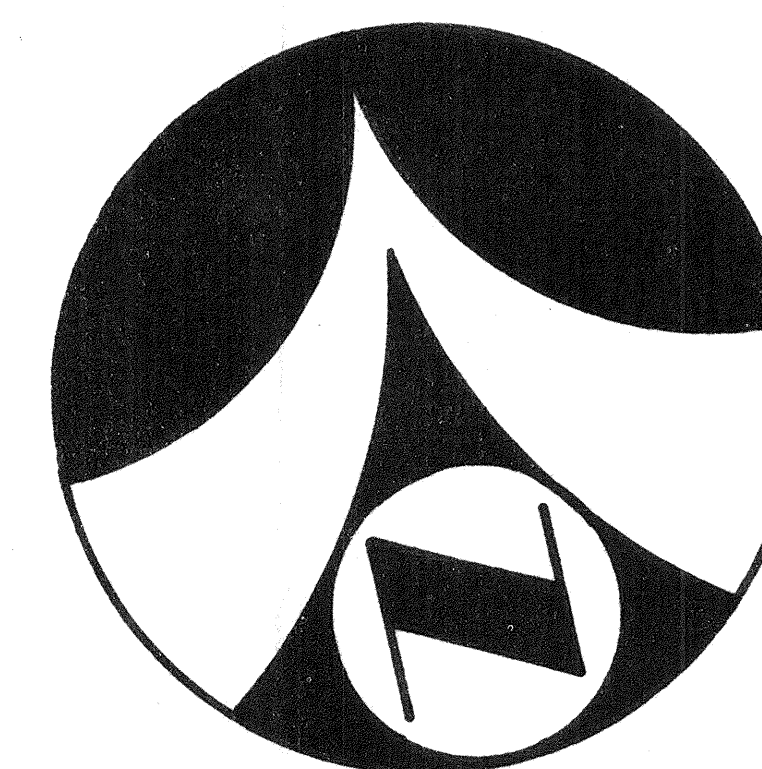
BAKER SURVEYING INC.

11003 WYE DRIVE (512) 653-7270
SAN ANTONIO, TEXAS 78217

108
5/28/85



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1985 OCT -9 AM 11: 17
DEPT. OF PLANNING
CURRENT PLANNING
SECTION



Scale 1"=100'

PLN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO
P.O.D.P. COMMITTEE
Date: 10-14-85
Signed: *M. Carrillo*

1000
S 13° 34' 13" W
24.57'
1604
Δ = 06° 04' 15"
R = 29 74.98'
L = 315.22'
250' ROW

REVISED PLAN
PROVIDES FOR 60'
R.O.W.'s WITH CO. RD.
STANDARDS

RECEIVED

NOTE: SUBDIVISION TO BE SERVED WITH SEPTIC TANKS
AND PRIVATE WATER WELLS.

NOTE: OUTSIDE CITY LIMITS

OCT 9 1985
DEPARTMENT OF PLANNING

168

REVISED 10-9-80

H 16

P.O.A.D.P. OF

T. & D. MORAVITS SUBDIVISION

SHIRLEY PARK
UNPLATTED

UNPLATTED

SCOTT D. KREBS

PIRIE PARK
UNPLATTED

PHASE 2
42.8826 ACRES
(RESIDENTIAL)
15

PHASE 1
2.3989 ACRES
(RESIDENTIAL)

CONSTRUCTION TIME
TABLE

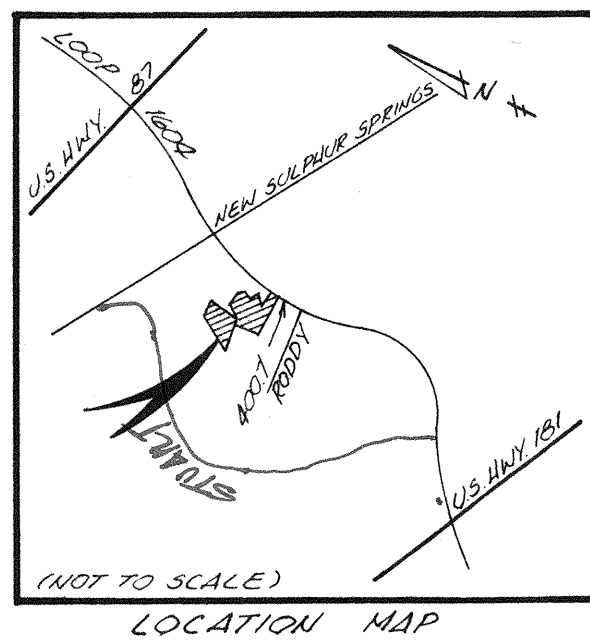
PHASE 1 - 60 DAYS AFTER RECORDATION
DATE

PHASE 2 - 60 DAYS AFTER RECORDATION
DATE

DEVELOPER: DENIS MORAVITS
P.O. BOX 40127
SAN ANTONIO, TX. 78229

PH. 685-3651

BAKER SURVEYING INC.
11003 WYE DRIVE (512) 653-7270
SAN ANTONIO, TEXAS 78217



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SECTION

S.E. BEXAR
CO.



Scale 1"=100'

18 RES. LOTS

PHASE I 9.39

II 42.88

TOTAL 52.28 AC.

Phase I 9.39 ac.
II 42.88 ac.
52.28 ac.

PHASE 2
42.8826 ACRES
(RESIDENTIAL)

PHASE 1
9.3989 ACRES
(RESIDENTIAL)

P.O.A.D.P. OF
T. & D. MORAVITS SUBDIVISION

CONSTRUCTION TIME TABLE	
PHASE 1 - 60 DAYS AFTER RECORDATION DATE	
PHASE 2 - 60 DAYS AFTER RECORDATION DATE	
DEVELOPER: DENIS MORAVITS	
P.O. BOX 40127	
PH. 683-3431 SAN ANTONIO, TX. 78229	

NOTE: SUBDIVISION TO BE SERVED WITH SEPTIC TANKS AND PRIVATE WATER WELLS.
NOTE: OUTSIDE CITY LIMITS

Received
1-9-85



BAKER SURVEYING INC.

11003 WYE DRIVE (512) 653-7270
SAN ANTONIO, TEXAS 78217

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 85-23-54-40
(To be assigned by the Planning Dept.)

T. & D. SUBD.
P.O.A.D.P. NAME

DENIS MORAVITS
NAME OF DEVELOPER/SUBDIVIDER

P.O. BOX 40127
ADDRESS SA. 78225

688-3481
PHONE NO.

BAKER SURVEYING INC.
NAME OF CONSULTANT

11003 WYE DR.
ADDRESS

653-7270
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE WEST R.O.W. LINE OF LOOP 1609
APPROX. 400.7' NORTH OF ITS INTERSECTION WITH
RODDY RD.

EXISTING ZONING (If Applicable) O.C.C.

PROPOSED WATER SERVICE

- ☐ City Water Board
☐ Other District _____
Name
☒ Water Wells

PROPOSED LAND USE

- ☒ Single Family
☐ Duplex
☐ Multi-Family
☐ Business
☐ Industrial

PROPOSED SEWER SERVICE

- ☐ City of San Antonio
☐ Other System _____
Name
☒ Septic Tank(s)

DATE FILED Jan 9, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE _____
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are
received within 18 months of the plan filing)

REVIEWED BY STATE ON _____
COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- ☒ (a) perimeter property lines;
☒ (b) name of the plan and the subdivisions;
☒ (c) scale;
☒ (d) proposed land use(s) by location and type;
☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
☒ (f) the proposed source and type of sewage disposal and water supply;
☒ (g) contour lines at no greater than ten (10) foot intervals;
☒ (h) projected sequence of phasing;
only ☒ (i) existing and/or proposed zoning classification(s);
☒ (j) known ownership and proposed development of adjacent undeveloped land; and
☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC 1-10-85

DATA MANAGE. 1-10-85
TRANSPORTATION STUDY OFFICE 1-10-85

COMMENTS: Committee reviewed plan 1-11-85. Cul de sac length
was addressed and it was recommended that
an additional turnaround be provided



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

Applicant: Baker Surveying Inc.
Mr. Amil Baker
Address: 11003 Wye Dr.
San Antonio, Texas 78217

Re: T & D Moravitz ☐ Preliminary Plan
☒ P.O.A.D.P.
File #: 85-23-54-40

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

() is in general compliance with the Subdivision Regulations

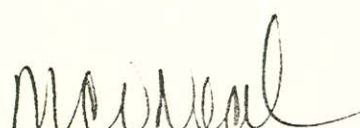
☒ lacks compliance with the Subdivision Regulations regarding:

- | | |
|--|-----------------------------------|
| () Street layout | () Low density lots |
| () Relation to adjoining street system | fronting onto major thoroughfares |
| () Stub streets | () 24' alley(s) |
| () Street jogs or intersections | () _____ |
| () Dead-end streets | _____ |
| <input checked="" type="checkbox"/> Cul-de-sac streets in excess of 500' | _____ |

() See annotations/comments on attached copy of your plan.

☒ Comments: See Attachment

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.


Michael C. O'Neal
Chief, Current Planning

P.O.A.D.P.
File# 85-23-54-40

With regard to the 2550 foot cul de sac length it is recommended that an additional turn around be provided. The preferred location is between the street terminus and FM 1604.

If you concur, please resubmit the plan with the necessary revision. However, if you believe this matter needs further discussion, the staff will be available to meet with you.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

✓ June 10, 1985

Applicant: Amil Baker
Address: 11003 Wye Dr.
San Antonio, TX 78217

Re: T. & O. Moravitz

☐ Preliminary Plan
☒ P.O.A.D.P.

File #: 85-23-54-40

Revised May 28, 1985

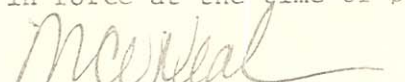
The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (x) is in general compliance with the Subdivision Regulations
- () lacks compliance with the Subdivision Regulations regarding:
 - () Street layout
 - () Relation to adjoining street system
 - () Stub streets
 - () Street jogs or intersections
 - () Dead-end streets
 - () Cul-de-sac streets in excess of 500'
 - () Low density lots fronting onto major thoroughfares
 - () 24' alley(s)

() See annotations/comments on attached copy of your plan.

(x) Comments: The P.O.A.D.P. Committee has reviewed and accepted your latest P.O.A.D.P. revision. You may now submit your subdivision plats for processing.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.


Michael C. O'Neal
Planning Administrator
Current Planning Division

*See revised Plan. dated
10-9-85*



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

June 7, 1985

Applicant: AMIC BAKER
Address: 11003 WYE DR.
S.A. TEX. 78217

Re: T. & D. MORAVITZ ☐ Preliminary Plan
☒ P.O.A.D.P.
File #: 85-23-54-40 REVISED MAY 28, 1985

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ☒ is in general compliance with the Subdivision Regulations
- ☐ lacks compliance with the Subdivision Regulations regarding:
- | | |
|---|--|
| <input type="checkbox"/> Street layout | <input type="checkbox"/> Low density lots |
| <input type="checkbox"/> Relation to adjoining street system | <input type="checkbox"/> fronting onto major thoroughfares |
| <input type="checkbox"/> Stub streets | <input type="checkbox"/> 24' alley(s) |
| <input type="checkbox"/> Street jogs or intersections | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Dead-end streets | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | <input type="checkbox"/> _____ |

☐ See annotations/comments on attached copy of your plan.

☒ Comments: The P.O.A.D.P. Committee has reviewed and accepted your latest P.O.A.D.P. revision. You may now submit your subd. plates for processing.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.



BAKER SURVEYING INC.

11003 WYE DR.

SAN ANTONIO, TEXAS, 78217

PHONE 653-7270

LETTER OF TRANSMITTAL

DATE	May 24, 1985	JOB NO.	—
ATTENTION	Ray Ramos		
RE:	T&D Moravits Sub. P.O.A.P.P.		

TO: Current Planning Dept.

WE ARE SENDING YOU:

☒ Attached

☐ Under Separate Cover

☒ Prints

☐ Letter(s)

☐ Originals

☐ Other

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COPIES	DATE	DESCRIPTION
5	5/23/85	T&D MORAVITS SUB.

THESE ITEMS ARE TRANSMITTED FOR:

☒ Approval

☐ As requested

☐ Your Use

☐ Review and comment

REMARKS:

SIGNED:

Tami A. Clayton



BAKER SURVEYING INC.

11003 WYE DR.

SAN ANTONIO, TEXAS, 78217

PHONE 653-7270

LETTER OF TRANSMITTAL

DATE	10-9-85	JOB NO.	
ATTENTION	William Vann		
RE:	T.D. Moravits Sub. P.O.A.D.P.		

TO: City Planning Dept.

WE ARE SENDING YOU:

☒ Attached

☐ Under Separate Cover

☒ Prints

☐ Letter(s)

☐ Originals

☐ Other

COPIES	DATE	DESCRIPTION
5		Revised P.O.A.D.P. Plans

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1985 OCT -9 AM 11:17
DEPT. OF PLANNING
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SECTION

THESE ITEMS ARE TRANSMITTED FOR:

☐ Approval

☐ As requested

☐ Your Use

☐ Review and comment

REMARKS:

We are changing the street from a 50' R.O.W. to a 60' R.O.W. w/ a County road section.

Please try to get this approved a.s.a.p. - I don't want it to hold up the review @ streets and drainage

SIGNED:

Toni A. Clayton